

**ORDINANCE NO. 20170608-051**

**AN ORDINANCE ZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3718 MANCHACA ROAD FROM LIMITED OFFICE (LO) DISTRICT TO LIMITED OFFICE-MIXED USE (LO-MU) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from limited office (LO) district to limited office-mixed use (LO-MU) combining district on the property described in Zoning Case No. C14-2017-0034, on file at the Planning and Zoning Department, as follows:

0.8296 acres out of the Charles H. Riddle Survey No. 19, Abstract No. 676 in Travis County, Texas, being the same tract called 0.84 acres by deed recorded in Document 2003283505, Official Public Records, Travis County, Texas, save and except a 385 square foot tract for right of way expansion described in said deed, said 0.8296 acre tract being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

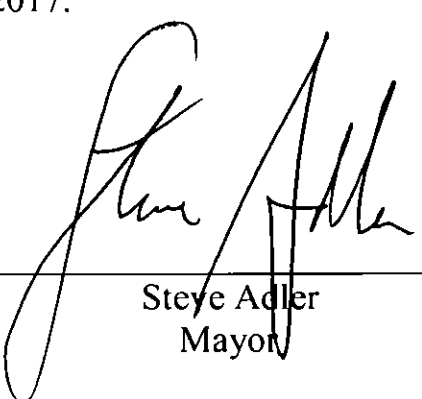
locally known as 3718 Manchaca Road in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on June 19, 2017.


**PASSED AND APPROVED**

\_\_\_\_\_, June 8, 2017

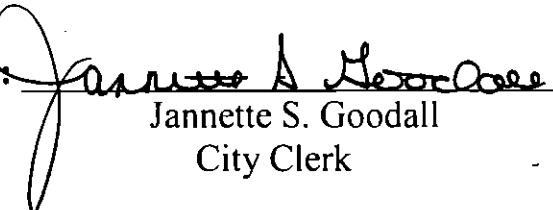
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\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

**CRICHTON AND ASSOCIATES, INC.**  
LAND SURVEYORS  
6448 HIGHWAY 290 E. SUITE B-105  
AUSTIN, TEXAS 78723  
512-244-3395

**FIELD NOTES**

**FIELD NOTES FOR 0.8296 ACRES OUT OF THE CHARLES H. RIDDLE SURVEY NO. 19, ABSTRACT NO. 676 IN TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT CALLED 0.84 ACRES BY DEED RECORDED IN DOCUMENT NO. 2003283505, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAVE & EXCEPT A 385 S.F. TRACT FOR R.O.W. EXPANSION DESCRIBED IN SAID DEED, SAID 0.8296 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a ½" iron rod found in the R.O.W. of Manchaca Road, being the most easterly Southeast corner of said 0.84 acre tract and the Southeast corner of said 385 square foot tract;

**THENCE** N64°44'40"W with the South line of said 385 square foot tract a distance of 5.00 feet to a ½" iron rod set in the new West R.O.W. line of Manchaca Road, being the Northeast corner of a 0.2830 acre tract conveyed to David S. Ballew by deed recorded in Document No. 2014109293, Official Public Records, Travis County, Texas, and the Southwest corner of said 385 square foot tract, for the most easterly Southeast corner of this tract and the **POINT OF BEGINNING**;

**THENCE** with the common line of this tract and said 0.2830 acre tract the following two (2) courses and distances:

- 1) N64°44'40"W a distance of 177.68 feet to an iron pipe found;
- 2) S24°50'48"W a distance of 69.97 feet to an iron pipe found in the North line of said Lot 9, Heritage Walk, a subdivision recorded in Document No. 200200107, Official Public Records, Travis County, Texas, for the most southerly corner of this tract;

**THENCE** N64°54'47"W with the North line of Lots 9-11 of said Heritage Walk a distance of 157.00 feet to a ½" iron rod found, being the Southeast corner of Lot 2, Panther Subdivision, a subdivision recorded in Volume 83, Page 158B, Plat Records, Travis County, Texas, for the Southwest corner of this tract;

**THENCE** N28°37'23"E with the common line of said Lot 2 and this tract a distance of 147.25 feet to a ½" iron rod set in the South line of Lot 1 of said Panther Subdivision, for the Northwest corner of this tract;

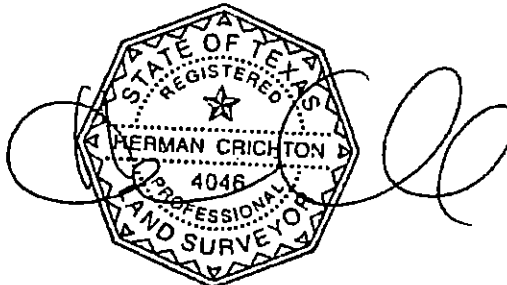
**THENCE** S64°49'26"E with the common line of said Lot 1 and this tract, passing the South common corner of said Lot 1 and Tract 1, Mrs. A. J. Lasseter Subdivision, a subdivision recorded in Volume 60, Page 97, Plat Records, Travis County, Texas, continuing with the common line of said Tract 1 and this tract, in all a distance of 328.35 feet to a ½" iron rod set in the new West R.O.W. line of said Manchaca Road, being the Northwest corner of said 385 square foot tract whence a square bolt found for the Northeast corner of said 0.84 acre tract and the Northeast corner of said 385 square foot tract bears S64°49'26"E a distance of 5.00 feet;

**THENCE** S27°20'42"W with the new West R.O.W. line of said Manchaca Road a distance of 77.07 feet to the **POINT OF BEGINNING** and containing 0.8296 acres of land, more or less.

I hereby certify that the foregoing field notes are based on a survey on the ground, under my supervision and are true and correct to the best of my knowledge and belief.

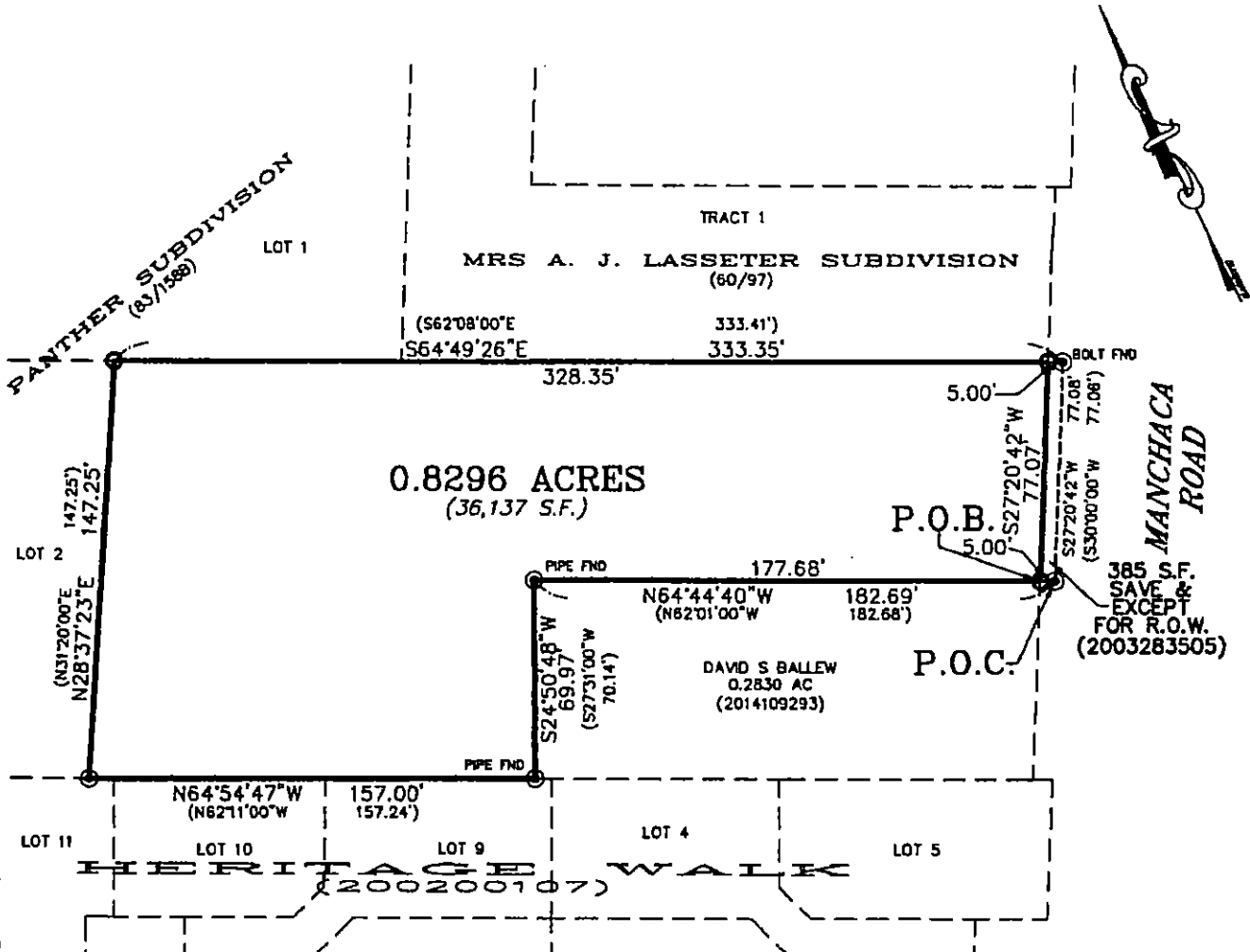
Witness my hand and seal March 31<sup>st</sup>, 2017

Herman Crichton, RP.L.S. 4046  
17\_120



**EXHIBIT A**

SKETCH TO ACCOMPANY FIELD NOTES FOR 0.8296 ACRES OUT OF THE CHARLES H. RIDDLE SURVEY NO. 19, ABSTRACT NO. 676 IN TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO J ROBERT AND MARGARET ANDERSON BY DEED RECORDED IN DOCUMENT NO. 2003283505, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAVE & EXCEPT A 385 S.F. TRACT FOR R.O.W. EXPANSION DESCRIBED IN SAID DEED.



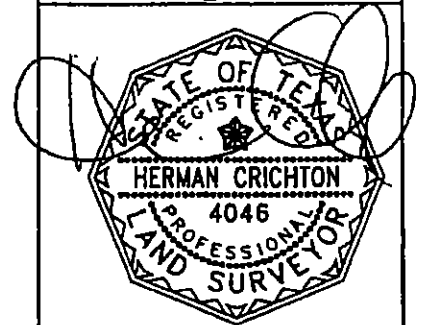
**CRICHTON**  
AND ASSOCIATES INC.  
LAND SURVEYORS

TBLS Firm # 101727-00  
6448 East Highway 290  
Suite B105  
Austin, Texas 78723  
(512) 244-3395  
Orders@CrichtonandAssociates.com

LEGEND	
⊙	1/2" IRON PIN FOUND
○	1/2" IRON PIN SET
△	NAIL FOUND
( )	RECORD INFORMATION

SCALE: 1" = 60'

JOB NUMBER: 17-120



DATE: March 31, 2017

